054.0	0003	0006.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	941,400 / 941,400
					USE VALUE:	941,400 / 941,400
					ASSESSED:	941,400 / 941,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		GROVE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAULINO STEPHEN--ETAL
Owner 2:	ALLEN LORRAINE
Owner 3:	
Street 1:	9 GROVE ST REAR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,630 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1930, having primarily Vinyl Exterior and 2548 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	6630.000	522,500	7,300	411,600	941,400
Total Card	0.152	522,500	7,300	411,600	941,400
Total Parcel	0.152	522,500	7,300	411,600	941,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.47 | /Parcel: 369.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 36437

GIS Ref

GIS Ref

Insp Date 10/02/18

!4407!

PREVIOUS ASSESSMENT

Parcel ID: 054.0-0003-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	522,600	7300	6,630.	411,600	941,500	941,500	Year End Roll	12/18/2019
2019	105	FV	409,500	7300	6,630.	411,600	828,400	828,400	Year End Roll	1/3/2019
2018	105	FV	408,600	7300	6,630.	276,300	692,200	692,200	Year End Roll	12/20/2017
2017	105	FV	384,700	7300	6,630.	264,600	656,600	656,600	Year End Roll	1/3/2017
2016	105	FV	384,700	7300	6,630.	241,100	633,100	633,100	Year End	1/4/2016
2015	105	FV	324,700	7300	6,630.	194,000	526,000	526,000	Year End Roll	12/11/2014
2014	105	FV	324,700	7300	6,630.	173,400	505,400	505,400	Year End Roll	12/16/2013
2013	105	FV	336,700	7300	6,630.	164,600	508,600	508,600		12/13/2012

PRINT

Date	Time
12/10/20	19:25:58

LAST REV

Date	Time
10/05/18	09:21:16
apro	
4407	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15662-105		7/1/1984		110,000	No	No		N

USER DEFINED

Prior Id # 1:	36437
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2010	954	Re-Roof	6,000					
4/1/1992	108		3,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	PH	Patrick H
5/15/2009	Measured	372	PATRIOT
2/28/2000	Inspected	276	PATRIOT
1/7/2000	Mailer Sent		
1/7/2000	Measured	264	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6630		Sq. Ft.	Site		0	70.	0.89	11			Easemen	-5					411,567						411,600	

Total AC/HA: 0.15220 | Total SF/SM: 6630 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 411,567 | Spl Credit | Total: 411,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.08352602
Const Adj.:	0.98010004
Adj $ / SQ:	169.914
Other Features:	148000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	641890
Depreciation:	119392
Depreciated Total:	522499

COMMENTS

3 MAIL BOXES EST UAT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 13 | BRs: 4 | Baths: 3 | HB

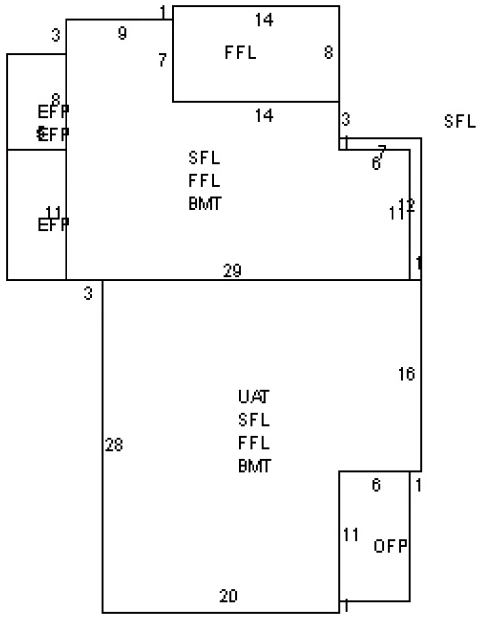
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
1	5	1	
1	4	1	
Totals			
3	13	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,258	169.910	213,752
SFL	Second Floor	1,164	169.910	197,780
BMT	Basement	1,146	50.970	58,417
EFP	Enclos Porch	135	46.450	6,271
UAT	Upper Attic	126	118.940	14,986
OFP	Open Porch	66	40.670	2,684
	Net Sketched Area:	3,895	Total:	493,890
Size Ad	2422	Gross Are	4441	FinArea 2548

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	75	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	169.91
Special Features:	0	Val/Su Net:	134.15
Final Total:	522500	Val/Su SzAd	215.73

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 054.0-0003-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	32X20	A	AV	1930	18.91	T	40	105			7,300			7,300

More: N | Total Yard Items: 7,300 | Total Special Featues: | Total: 7,300